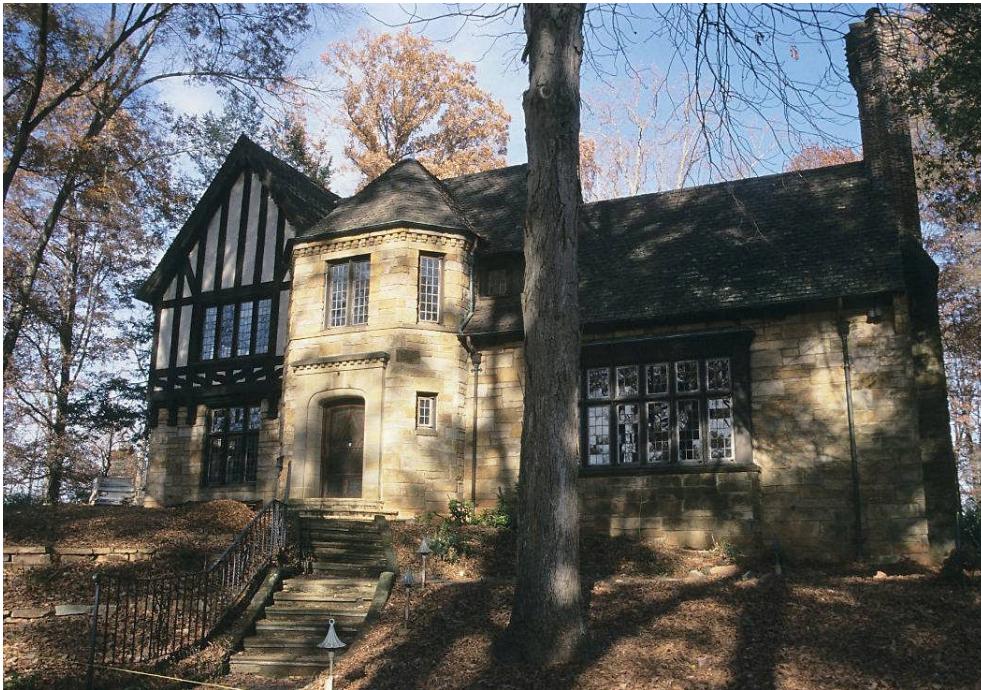


NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Fritz Seifart House

Charlotte, Mecklenburg County, MK2719, Listed 12/20/2006
Nomination by Mattson, Alexander and Associates
Photographs by Mattson, Alexander and Associates, April 2006



Façade view



Side view

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of property

historic name Seifart, Fritz, House

other names/site number _____

2. Location

street & number 421 Hempstead Place not for publication N/A

city or town Charlotte vicinity N/A

state North Carolina code NC county Mecklenburg code 119 zip code 28207

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination
_____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____
does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X
locally. (_____ See continuation sheet for additional comments.)

Signature of certifying official

Date

North Carolina Department of Cultural Resources

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional
comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

_____ entered in the National Register

_____ See continuation sheet.

_____ determined eligible for the
National Register

_____ See continuation sheet.

_____ determined not eligible for the
National Register

_____ removed from the National Register

_____ other (explain): _____

Seifart, Fritz, House
Name of Property

Mecklenburg County, N.C.
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>0</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC
LANDSCAPE

Sub: single family
garden

Current Functions

(Enter categories from instructions)

Cat: WORK IN PROGRESS

Sub: _____

7. Description

Architectural Classification (Enter categories from instructions)

Tudor Revival

Materials (Enter categories from instructions)

foundation Stone
roof Slate
walls Stone
Brick
other Concrete
Wood
Stucco

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet, Section 7, Page 1.

Seifart, Fritz, House
Name of Property

Mecklenburg County, N.C.
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or a grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1938

Significant Dates

1938

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Marsh, M.R. (architect)

Leemon, Clarence (landscape architect)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: N.C. Division of Archives and History, Raleigh, N.C.

Seifart, Fritz, House

Name of Property

Mecklenburg County, N.C.

County and State

10. Geographical Data

Acreage of Property 5.3

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing

1 17 516800 3895100

2

Zone Easting Northing

3

4

 See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Richard Mattson and Frances Alexander

organization Mattson, Alexander and Associates, Inc. date 3 August 2006

street & number 2228 Winter Street telephone (704) 376-0985

city or town Charlotte state NC zip code 28205

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Amy Grissom and David Cohen

street & number 416 E. Kingston Avenue telephone (704) 379-7585

city or town Charlotte state N.C. zip code 28203

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

Seifart, Fritz, House
Mecklenburg County, North Carolina

7. Narrative Description

The 1938 Fritz Seifart House stands on an expansive five-acre lot along Hempstead Place in the upscale neighborhood of Eastover in Charlotte. The tract is one of the largest in the neighborhood and contributes to the park-like setting of Hempstead Place as it winds between Colville Road and the Mint Museum of Art. Currently undergoing a certified rehabilitation, the sprawling and spacious (6,500 square feet) Tudor Revival residence has an irregular massing of one and two story sections with a one-story, rear service wing. The exterior is faced in a random coursed, rock-faced, ashlar granite with accents of finished stonework and patterned brick. The windows are multiple light, steel sash casements with leaded glass mullions and cast stone sills. The house has multiple, stuccoed gables embellished with half-timbering in darkened red oak. The cross gabled roof is covered in slate tiles. The side elevations consist of one-story, granite-faced wings including an original attached garage on the west side.

Facing southwest (south for the purpose of this description), the main facade consists of a two-story, cross-gable section on the west, a central entrance tower, and a one-story, side-gable section on the east that houses the living room. The house displays a consciously irregular arrangement of windows, rooflines, and Tudor details. The west side features a stuccoed and half-timbered front-facing gable that projects slightly over the first floor. This gable is treated with a decorative bargeboard and pendant. There are large, grouped casement windows on both stories. The center of the house is distinguished by a semi-hexagonal, polygonal-roofed entry tower with stone corbels and casement windows on the second story. The entrance is embellished by a smooth ashlar surround capped by a denticulated cornice. Small casement windows flank the entrance. The recessed, solid wood door is deeply carved in a geometric pattern. The east side of the facade features a slightly projecting bay with a large, five-part, casement window.

A massive, stone, exterior chimney with a single shoulder, multiple brick stacks, and a corbelled-brick cap fills the one-story east gable end. The chimney is flanked by small casement windows. Capped by a truncated hipped roof, a one-story, sunroom bay to the north blends rough granite with brick laid in a herringbone pattern around a large, multiple light casement window. The terrace at the northeast corner of the house has a low stone wall, a sweeping, slate stairway, and slate flooring. Two sets of French doors lead from the terrace into the sunroom as well as into the library. The sunroom's French doors, topped by a transom and flanked by multiple light casement windows, allow natural light into the interior.

The west elevation of the house includes a central, stuccoed dormer with decorative half-timbering, and to the south a projecting two-story, gable roofed bay. This bay contains an oriel window on the second story and casement windows on the first. The two-car garage wing extends north from the main house block. The garage retains its original doors, which are comprised of diagonal, wooded boards, above which is a steep, weatherboarded gable. There is a rustic weathervane on a tiled peak in the center of the roof ridge. The front and rear elevations of the garage feature stuccoed, half-timbered wall dormers with oriel windows above large casement windows.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 2

Seifart, Fritz, House
Mecklenburg County, North Carolina

The rear elevation of the two-story main block matches the irregularity of the facade. The rear features a massive chimney in the center of the main house block, and to the north, a large, overhanging, stuccoed gable with red oak brackets, casement windows, and decorative half-timbering. The chimney is composed of granite with multiple, brick stacks capped by chimney pots. Casement windows on each side of the chimney have stuccoed spandrels below the cast stone sills.

The interior of the house continues the Tudor Revival elements and high craftsmanship of the exterior. The house follows an irregular plan organized around a broad, central stair hall on the first floor. The interior retains its primarily plaster walls and ceilings, concrete floors, and sweet gum woodwork including doors, most baseboards, chair rails, surrounds, and other trim. The rooms have plaster crown molding with classically-inspired floral or egg-and-dart decoration. The main hallway has slate flooring, and a staircase with a wrought-iron railing ascends in two flights to the second floor. Arched openings with architraves trimmed in egg-and-dart molding lead to the dining room (west) and living room (east). The living room features slate tile flooring and exposed red oak trusses that echo the half-timbering on the exterior. This room includes a massive, granite fireplace with a bracketed wooden mantel shelf. The fireplace is flanked by corner sitting alcoves. The dining room has wood flooring laid in a herringbone pattern, a reeded chair rail, and original wallpaper. The wallpaper, "Les Vues de Suisse," was produced by the French firm of Zuber & Cie. Behind the dining room is a large breakfast room and kitchen that are now undergoing an extensive modernization that will result in new appliances and fixtures, and modern wood flooring replacing a later tile floor.

The living room opens into the rear sunroom that features a low, curved, brick-and-stone fountain along the stone, south wall that adjoins the living room. The exterior walls are covered with patterned brick. A short east-west hall with several small closets and a bathroom joins the sunroom to the rear library. The wood paneled library is embellished with an ornate, classical plaster frieze, and decorative plasterwork in a Tudor, floral motif covers the ceiling. The library also includes a marble fireplace.

On the second floor, four bedrooms of varying sizes are arranged around the upstairs stairhall. The ceiling in the stairhall has a decorative plaster grille for the attic fan return. The upstairs bedrooms have parquet wood floors. The master bedroom features an unusual Art Deco bathroom covered with pastel porcelain enamel panels displaying a tropical theme. The bedroom has a large bay window with a window seat that overlooks the side yard, and denticulated lintels over the bay window and doorway. At the top of the stairs, a short, secondary hall leads to a door that opens onto a second-floor terrace. The stair hall also contains a narrow stair that ascends to a small, simply finished attic.

The basement consists of a large, recreational room with an adjoining bar, a tiled bathroom, the boiler room, and other utility areas. The recreation room is particularly notable for its degree of embellishment. Laid in diagonal squares, the terrazzo floor is punctuated by inlays of German expressions, the name and shield of the Seifarts' home state in Germany, and a game board. The walls of the recreation room have an intricate tile wainscoting, and the windows have tile surrounds. The ceiling is beamed, and the bar has rustic oak detailing.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 3

Seifart, Fritz, House
Mecklenburg County, North Carolina

Site - Contributing Resource

The grand scale of the Seifart House is emphasized by its setting at the top of a broad, upsloping lawn. A long drive winds from the street to the garage at the west side of the house. Behind the house, a small lawn gives way to a stand of hardwood trees that separates the yard from four-lane Randolph Road to the north. The landscape was designed by Clarence Leeman, a top designer in the Charlotte office of architect, Earle Sumner Draper, who had laid out the overall plan for Eastover. Although it is uncertain how much of Leeman's original plan was completed, significant portions of the original plantings and hardscape survive, and efforts to recover much of the original design are in progress. The front yard is filled with tall oak trees and other mature specimen plants including a cedar tree, a weeping cherry, crepe myrtles, and tulip magnolias. Flagstone walkways surround the house and create pathways throughout the yard. The garden room on the east side of the house features a circular reflecting pool rimmed by flagstones and bordered on the north side by a juniper screen. A granite and flagstone fireplace stands behind the house. Vestiges of bridle paths wind through the woodland area on the north side of the parcel which also contains a variety of native hardwoods and perennials such as bloodroot, wild geraniums, foamflower, and wild ginger. The area is notable as a rare remnant of the native hardwood forests that once predominated in the region.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 1

Seifart, Fritz, House
Mecklenburg County, North Carolina

8. Statement of Significance

The 1938 Fritz Seifart House is eligible for the National Register under Criterion C for architecture. Designed by local architect, M.R. Marsh, the house ranks among the premier Tudor Revival residences in Charlotte. Between the 1910s and the 1930s, a collection of elaborate Tudor style houses were built for the city's elites in the exclusive neighborhoods of Myers Park and Eastover. The Seifart House commands a rise of land on an expansive, landscaped five-acre tract in Eastover, the first automobile subdivision in Charlotte. The tract is one of the largest in the neighborhood and contributes significantly to the planned bucolic setting of this subdivision. The house reflects the city's signature examples of the Tudor Revival style in its high craftsmanship and array of rustic Tudor motifs. Featuring a random coursed, granite veneer, the house reveals multiple stuccoed roof gables embellished with half-timbering, prominent stone chimneys, and a polygonal roofed entrance tower. Leaded-glass casement windows fill the elevations. The striking interior has sweet gum woodwork throughout, with slate and parquet wood floors. The living room is distinguished by exposed red oak trusses and a massive stone fireplace. A unique interior feature is the well-preserved Art Deco master bathroom. Evoking a tropical garden, the bathroom walls are covered in pastel, porcelain enamel panels embellished with flamingos, plumes, and water lilies.

Historical Background

The Seifart House was built in 1938 for Fritz Seifart, president of Hudson Hosiery Company in Charlotte. Seifart commissioned the Charlotte architect M. R. Marsh to design the residence on a spacious five-acre lot in the wealthy neighborhood of Eastover. The tract's landscape design was conceived by Clarence Leemon, a landscape designer in the office of Earle Sumner Draper. Draper, a noted Charlotte landscape architect and planner, supervised the overall design for Eastover, which was developed by Edward C. Griffith and platted in 1927. Located beyond the streetcar lines in southeast Charlotte, Eastover's fashionably winding tree-lined streets were planned exclusively for automobiles. Its development represented the culmination of the gradual shift among the city's wealthier residents from the center city to the southeast environs. With the coming of the electric streetcar to Charlotte in 1891, upper- and middle-class citizens began relocating from downtown addresses to the new suburbs of Dilworth, Elizabeth, Myers Parks, Chatham Estates along the Plaza, and Club Acres around the Charlotte Country Club. Providence Road, which forms the west side of Eastover, had been fashionable even before the development of posh Myers Parks in 1912, though in the early twentieth century, the road was still considered too far from downtown for easy commuting (Hanchett 1984, 1986).

Griffith envisioned Eastover as a rival to Myers Park, both in social status and landscape design. In fact Eastover occupied a rolling hillside immediately across Providence Road from the earlier suburb. He contracted with Earle Sumner Draper to create the Eastover plan. Draper had previously designed portions of Myers Parks, notably Queens Road West, distinguished by its long sweeping radius and lush landscaping. Thus the major streets of Eastover are winding, embowered avenues lined with grand houses sited well back on large parcels (Hanchett 1986;

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 2

Seifart, Fritz, House
Mecklenburg County, North Carolina

Bishir 1990).

Also as with Myers Park, a key planning component was the creation of land use covenants to ensure that the community would take shape as Griffith and Draper proposed. Minimum house costs ranged from \$4,000 on side streets to \$15,000 for the largest main avenue lots. The covenants also required that all property "shall be occupied and used only by members of the Caucasian race, domestic servants in the employ of occupants excepted." Garages, outbuildings, and servants' quarters had to match the style of the main house on each lot, and no "Spanish architecture" was permitted (E. C. Griffith Company 1938; Hanchett 1984, 1986).

In contrast to Myers Park and the other early suburbs geared to streetcar travel, Eastover developed as the city's first exclusive automobile subdivision. Although trolleys were still quite active in 1927, the residents of the new suburb were expected to have automobiles. The nearest streetcar stops were on Queens Road, many blocks from the Eastover entrance gates (Hanchett 1984, 1986).

House construction began in 1928, and by 1932, forty-two residences had been completed. The earliest section encompassed Cherokee Road, Colville Road, Eastover Road, and Hempstead Place, where the Seifart House would eventually be constructed in 1938. The houses along these streets set the architectural standard for the entire community. The Georgian Revival style was the popular choice, but there were also notable examples of the Tudor Revival. Architect J. Norman Pease, later known for his modernist work, designed a rambling two-story Tudor Revival house with a circular tower as his own residence (1929; 322 Eastover Road) (now gone). Nearby, insurance executive Peter D. Burks and his wife Gladys hired architect M.R. Marsh to design an unusually symmetrical Tudor residence (1934; 345 Eastover Road). At the corner of Cherokee Road and Fenton Place, Hamilton C. Jones III, a prominent lawyer and political leader, enlisted Martin Boyer to design a massive, asymmetrical stone version with half-timbered gables and elaborate chimneys (NR, 2002). Several smaller versions, two stories high but on smaller lots, appeared on the side streets. For example, the Peter Jones House (1933; 263 Hempstead Place) has a cross-axial plan with the gable ends stuccoed and painted to simulate half-timbering (Hanchett 1984; Sanborn Map of Charlotte 1929).

The Fritz Seifart House on Hempstead Place was constructed in the depths of the Great Depression, attesting to Seifart's financial well-being. A native of Germany, Fritz Seifart and his wife, Anna Huber, emigrated to New York state in the early twentieth century where he was employed as an accountant for the Hudson Silk Mill. He subsequently became company president. In the 1920s, the Hudson Silk Mill was relocated to Charlotte, and in the 1940s was reorganized as the Hudson Hosiery Company. The Seifarts raised two sons, Curt and Arno, and one daughter, Erna, in the house. Fritz Seifart passed away in the 1960s, and the property passed into a family trust. In 1978, the Seifart family sold the house and grounds to Janet and Terry Link. In 2003, the Links planned to subdivide the five-acre tract to create another house lot fronting Hempstead Place. However, in 2004, Amy Grissom and her husband, David Cohen, purchased the entire parcel. They are in the process of renovating the residence and grounds (Seifart Interview 2005).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 3

Seifart, Fritz, House
Mecklenburg County, North Carolina

Marion Rossiter (M.R.) Marsh, Architect

M.R. Marsh, native of Jacksonville, Florida, moved to Charlotte in 1916 as a chief draftsman for Charlotte architect J.M. McMichael. Marsh opened his own architectural firm in the city in 1922 and retired from professional practice in 1964. His professional training came from correspondence courses from Columbia University and on-the-job experience. In Charlotte, he designed a variety of commercial buildings, churches, schools, apartments, and single-family residences during his long career. Among his local work are the Carolina Cadillac Company Building, the Builder's Building, the Firestone Tire and Rubber Company Building, a gymnasium for the Thompson Orphanage, the Jefferson Apartments, the Coca Cola Bottling Company Plant, Fairview Homes (Charlotte's first public housing project), Temple Israel, the Oasis Temple, Eastover School, and Selwyn Presbyterian Church. Marsh's commissions were mainly popular Colonial Revival and Classical Revival designs, and the Seifart House is one of just two Tudor Revival residences credited to Marsh. He also designed the Tudor Revival Peter D. Burks House (1934) at 345 Eastover Road. The Burks House displays a balanced design and restrained application of Tudor motifs that contrasts with the asymmetry and exuberance of the Seifart residence (Hanchett 1983; Morrill 1987: 4-5).

Architectural Significance

The Fritz Seifart House exemplifies the Tudor Revival style in Charlotte and stands among the finest and most imposing residences in the city's elite Eastover subdivision. The Tudor Revival style appeared nationally in the early twentieth century and was especially popular between the 1920s and the Great Depression. The Tudor Revival borrowed liberally from Medieval English models, often including a congeries of intersecting roofs and wings, decorative half-timbering on overhanging gables, prominent chimneys, and large, many-mullioned bay windows. The most elaborate versions featured a baronial combination of patterned russet brickwork and buff stone, turreted parapets, massive chimneys with grouped stacks and chimney pots, and entry towers. Interiors contained dark wood paneling, exposed beams, great fireplaces, and decorative plasterwork ceilings inspired by Gothic fan vaulting. The Tudor Revival as well as the Colonial Revival and other revival styles became the hallmarks of North Carolina's prosperous urban development after World War I. In common especially with the Colonial Revival, a range of simpler, smaller versions appealed to the middle class, and variations of the Tudor Revival gained widespread popularity in the 1920s, marking new neighborhoods for the wealthy as well as the broad middle class (Bishir 1990: 438-443).

Beginning in 1915 and continuing into the 1930s, an impressive collection of large Tudor houses arose on broad tree-shaded lots in Charlotte's two most exclusive neighborhoods--Eastover and Myers Park. Among the notable examples in Myers Park (N.R.H.D. 1986) are the E.C. Marshall House (1915; 500 Hermitage Road), the Earle Sumner Draper House (1923; 1621 Queens Road), the Lethco House (1928; 2038 Roswell Avenue), and the David J. Craig House (1929; 900 Ardsley Road). In Eastover, the Seifart House, and the Peter D. Burks House (1934; 345 Eastover Road), and the Hamilton C. Jones III House (1929-1931; 201 Cherokee Road) remain exemplary expressions of the style. Although these houses vary in plan and elements of design, both individually and together they reveal the trademarks of the style.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 4

Seifart, Fritz, House
Mecklenburg County, North Carolina

Designed by Charlotte architect Franklin Gordon, the 1915 Marshall House introduced the Tudor style to Myers Park and the city. The symmetrical façade features a sharply pitched projecting center gable, and decorative half-timbering on the stuccoed second story. Gordon also designed the imposing 1923 Draper mansion. It is a striking Tudor Revival essay, replete with sharp cross gables with scalloped bargeboards, and an exterior of red brick and half-timbered white stucco. Tudor-arched diamond-paned casement windows, a large stone-trimmed brick chimney, and a prominent front-facing, half-timbered gable fill the main elevation. The Lethco and Craig houses, both the work of local architect William Peeps, are also rambling rustic designs, with brick-clad granite-trimmed lower stories topped by stuccoed cross gables embellished with bargeboards and half-timbering. The 1929 Craig House is distinguished by its arched arcade along the gable-end elevation that faces the street. The expansive 1928 Lethco mansion is constructed of brick and random coursed granite, with great stone chimneys topped by chimney pots, and a stone-trimmed Tudor-arched main entranceway. The stuccoed and half-timbered roof gables have bargeboards with finials (Morrill and Hanchett 1983, 1986; Gatza 1996).

In Eastover, the grand 1929-1931 Jones House consists of an asymmetrical arrangement of bays, massive chimneys, casement windows, and half-timbered gables. Designed by Charlotte architect Martin Boyer, it is distinguished by its granite exterior, large gabled entry with half-timbering and scalloped bargeboards, and a projecting front-facing stone chimney with a patterned-brick chimney stack and grouped chimney pots. The 1934 Nesbit House was the work of architect Marion Rossiter (M. R.) Marsh, who would later design the Seifart residence. The Nesbit House is a restrained expression of Tudor traits, with a mostly unadorned red-brick exterior set off by a prominent stuccoed and half-timbered center gable. This large gable is flanked by smaller brick gables (Hanchett 1984; Morrill and Hanchett 1986).

The Seifart House ranks with these outstanding Tudor Revival residences in Charlotte. The house's high craftsmanship and rustic expressions of Tudor attributes exemplify the finest examples of the style in the city. Featuring a random coursed granite veneer, the Seifart House has multiple stuccoed roof gables embellished with half-timbering, prominent stone chimneys, and a polygonal roofed entrance tower. Leaded-glass casement windows fill the elevations. The striking interior has sweet gum woodwork throughout, with slate and parquet wood floors. The living room is dominated by exposed red oak trusses and a massive stone fireplace. An unusually whimsical feature is the Art Deco master bathroom. Displaying a tropical theme, the pastel, porcelain enamel panels are decorated with flamingos, plumes, and water lilies. The residence commands an expansive, landscaped five-acre lot that is one of the largest in Eastover, befitting the prominence of the house and prestige of this neighborhood as a whole.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 9 Page 1

Seifart, Fritz, House
Mecklenburg County, North Carolina

9. Major Bibliographic References

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number

9

Page 2

Seifart, Fritz, House
Mecklenburg County, North Carolina

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 10 Page 1

Seifart, Fritz House
Mecklenburg County, North Carolina

10. Geographical Data

Verbal Boundary Description

The property being nominated to the National Register conforms to current Mecklenburg County Tax Parcel No. 155-08-208. The parcel is outlined in bold on the accompanying tax map.

Boundary Justification

The National Register boundaries encompass the 5.3 acre tax parcel that is associated historically with the Seifart House. This tract contains the house and the landscaped lot that defines the setting.

Photographs

The following information pertains to each of the photographs:

<u>Name of Property:</u>	Fritz Seifart House
<u>Location:</u>	Charlotte, North Carolina
<u>County:</u>	Mecklenburg County
<u>Name of Photographer:</u>	Mattson, Alexander and Associates, Inc.
<u>Location of Negatives:</u>	Survey and Planning Branch North Carolina Department of Cultural Resources 109 E. Jones Street Raleigh, North Carolina 27601-2807
<u>Date of Photographs:</u>	April 2006

1. Main Facade (South Elevation), View Looking North
2. Main Facade and Grounds, View Looking North from Hempstead Place
3. Rear Elevation (North Elevation), View Looking South
4. Stairhall
5. Exposed Ceiling Trusswork in Living Room
6. Library
7. Master Bathroom, Detail of Tropical Design
8. Grounds, Stone Fireplace North of House, View Looking North
9. Grounds, Vegetation and Reflecting Pool East of House, View Looking North
10. Dining Room, Wallpaper